



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD

December 13, 2002

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Mr. Juan Fernandez, Director, Public Finance Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Sally Havice
Senator Betty Karnette
Senator Wesley Chesbro

STAFF PRESENT:

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance
Jim Lombard, Assistant Administrative Secretary, State Public Works Board
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board
Bryan Cash, Budget Analyst, Department of Finance
Nathan Brady, Budget Analyst, Department of Finance
Jim Martone, Budget Analyst, Department of Finance

OTHERS PRESENT:

Cynthia Spita, Department of Parks and Recreation
Chris Kooyman, State Treasurer's Office
Irene Anderson, Department of General Services
Chris Vance, State Treasurer's Office
CPT Randall Severini, Military Department
LTC, Mike Herman, Military Department
Merle McDaniel, Department of General Services
Yolie Martin, Department of General Services
Lisa Paterno, Department of Corrections
Dale Clevenger, Community Colleges
Tim Shelley, Senator Karnette's Office

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

ACTION ITEMS:

Mr. Tilton reported that there was one action item, however, we are pulling Item #1, University of California, Berkeley Campus, to allow staff more time for due diligence.

BOND ISSUES:

Mr. Tilton reported that there were seven bond items. We are pulling Item #4, California Conservation Corps, Delta Service District, Item #5, Department of Forestry and Fire Protection, Hemet-Ryan Air Attack Base, and Item #7, University of California, Berkeley Campus, to allow staff more time for due diligence.

Item #2, Department of General Services, Office Building #8 and #9 Renovation. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Garcia, and Seconded by Mr. Fernandez to adopt Bond Item #2.

Bond Item #2 was adopted by a 4-0 vote.

Item #3, Department of General Services, Bonderson Building Renovation. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Fernandez, and Seconded by Mr. Garcia to adopt Bond Item #3.

Bond Item #3 was adopted by a 4-0 vote.

Item #6, Department of Forestry and Fire Protection, Manton Forest Fire Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Garcia, and Seconded by Mr. Fernandez to adopt Bond Item #6.

Bond Item #6 was adopted by a 4-0 vote.

Item #8, Department of Food and Agriculture, Relocate Truckee Ag Inspection Station. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Fernandez, and Seconded by Mr. Garcia to adopt Bond Item #8.

Bond Item #8 was adopted by a 4-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the **Consent Calendar** covered Items #9 through #22. We are pulling Item #13, Department of General Services, California State University, Prairie Street School at the request of the Department of General Services. The **revised consent calendar** covers Items #9 through #12 and Items #14 through #22.

In summary, the **revised consent calendar** proposes: eight requests to approve preliminary plans; two requests to approve augmentation; two requests to authorize site selection; two requests to authorize acquisition; one request to recognize a future cost increase; and two requests to approve project scope and cost.

There were two 20-day letters. Item #21, Department of Food and Agriculture, Dorris Ag Inspection Station, approve an augmentation. A 20-day letter was sent to the Legislature on November 20, 2002, without comment. Item #22, Military Department, Los Alamitos Airfield Lighting and Power Distribution, approve an augmentation. A 20-day letter was sent to the Legislature on November 22, 2002, without comment.

Staff recommends approval of the **revised consent calendar** Items #9 through #12 and Items #14 through #22.

A motion was made by Mr. Garcia, and by Seconded Ms. Porini to adopt the Revised Consent Calendar and to approve Items #9 through #12 and Items #14 through #22.

The consent calendar was adopted by a 2-0 vote.

ACTION ITEMS:

Mr. Tilton noted that there were three Action Items.

Item #23, Department of General Services, Department of Motor Vehicles, South Sacramento Field Office Replacement. This item will authorize acquisition. The waiting period for CEQA will not expire until December 24, 2002, and approval of this item is contingent upon the passing of the waiting period without comment.

A motion was made by Mr. Garcia, and Seconded by Ms. Porini to adopt Action Item #23.

Action Item #23 was adopted by a 2-0 vote.

Item #24, Department of General Services, Department of Parks and Recreation, Calaveras Big Trees State Park. This item will authorize acquisition.

A motion was made by Mr. Garcia, and Seconded by Ms. Porini to adopt Action Item #24.

Action Item #24 was adopted by a 2-0 vote.

Item #25, Department of Corrections, California Correctional Institution, Waste Water Treatment Plant Renovation. This item will approve project termination and the reversion of funds. A 20-day letter was sent to the Legislature on November 22, 2002, without comment.

A motion was made by Mr. Garcia, and Seconded by Ms. Porini, to adopt Action Item #25.

Action Item #25 was adopted by a 2-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there were no items of other business.

REPORTABLES:

Mr. Tilton indicated there were eleven reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, January 10, 2003, at 10:00 am in Room 112. We also are having a Special PWB Meeting on Friday, December 20, 2002, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:15 a.m.

ACTION ITEM

ACTION ITEM – 1

UNIVERSITY OF CALIFORNIA (6440)

BERKELEY CAMPUS, ALAMEDA COUNTY

Stanley Quantitative Biosciences and Bioengineering Facility

*Authority: Chapter 3/02, Third Extraordinary Session
Chapter 379/02, Item 6440-302-6028 (1)
Chapter 106/01, Item 6440-302-0574 (1)
Chapter 52/00, Item 6440-301-0001 (1)*

a. Approve project scope and cost

PULLED.

ACTION ITEM

STAFF ANALYSIS – 1

University of California, Berkeley
Stanley Quantitative Biosciences and Bioengineering Facility

Action requested

The action requested will approve project scope and cost.

Scope Description

The Stanley Quantitative Biosciences and Bioengineering Facility project will construct a research laboratory building of approximately 155,000 assignable square feet and 285,000 gross square feet on the Berkeley campus. The building would serve as the Berkeley campus center for the California Institute for Bioengineering, Biotechnology, and Quantitative Biomedical Research (QB3) and would include a special laboratory for a second institute, the Center for Information Technology Research in the Interest of Society (CITRIS). The building will house specialized research laboratories in biochemistry and structural biology; bioengineering; and bioinformatics, along with associated laboratory support and space for administrative, instructional, and logistic support. The project also includes other academic space funded by a combination of campus funds and by the general obligation bond funded Stanley Hall Seismic Mitigation project.

Funding and Project Cost Verification

\$162,290,000 total estimated project cost.

\$14,490,000 project costs previously allocated: preliminary plans - \$5,787,000 (State funds: General Fund), \$725,000 (campus funds); working drawings - \$6,446,000 (State funds: General Fund), \$1,532,000 (State funds: general obligation bond)

\$147,800,000 project costs to be allocated: construction - \$22,642,000 (State funds: lease revenue bonds), \$16,737,000 (State funds: general obligation bond), \$87,371,000 (campus funds), \$15,000,000 (campus funds); equipment - \$6,050,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: September 2005

Staff Recommendation: Approve project scope and cost.

BOND ITEM

BOND ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
OFFICE BUILDING # 8 AND #9 RENOVATION, 714 P STREET, SACRAMENTO
SACRAMENTO COUNTY
Renovate Facilities

Authority: Chapter 106/01, Item 1760-301-0660(1)
Chapter 379/02, Item 1760-301-0660(2)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of General Services and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$107,276,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 2

Department of General Services
Office Building # 8 & # 9 Renovation Project, 714 P Street, Sacramento

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. This project will renovate the two 17 story office buildings (615,110 GSF). The renovation will consist of demolition of all interior partitions including the removal and replacement of existing finishes; the removal of hazardous materials (lead paint and asbestos); upgrade of the electrical and data wiring; upgrade all ADA and Fire and Life Safety items to current codes; and will provide open space architecture including carpet, modular systems furniture and ceiling tiles. A central reception building is also planned for security purposes by providing one public entrance as well as space for an on-site childcare facility.

Funding and Cost Verification

This project is within cost. The Budget Act of 2001 provides \$1,858,000 for preliminary plans for OB #8. The Budget Act of 2002, provides \$107,276,000 for preliminary plans for OB #9, and working drawings and construction for both OB 8 and OB 9.

\$109,134,000 total estimated project costs

\$1,858,000 project costs previously allocated: preliminary plans for OB 8

\$107,276,000 project costs to be allocated: preliminary plans for OB 9 \$1,916,000; working drawings for OB 8 & 9 \$4,303,000; construction for OB 8 & 9, \$101,057,000 (\$65,149,000 contract, \$4,560,000 contingency, \$7,580,000 A & E, and \$23,768,000 agency retained)

CEQA

The CEQA documentation will be filed during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: October 2003
Approve working drawings: October 2004
Complete construction: November 2008

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
BONDERSON BUILDING RENOVATION, SACRAMENTO
SACRAMENTO COUNTY
Facility Renovation

Authority: Budget Act 2002, Item 1760-301-0660 (1.5)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of General Services and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$23,024,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 3

Department of General Services
Bonderson Building Renovation, Sacramento

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. This project will allow the Department of General Services to renovate the four story Bonderson Building for occupancy by OSHPD. The goal of the renovation is to extend the useable life of the building. This renovation includes re-roofing, repairs and architectural improvements to cure the on-going problem with leaks; modifying the heating and air delivery systems to perform as designed; replacement of voice/data lines, electrical and lighting systems; improvements to safety and security systems; replacement of items as required by fire/life safety and accessibility codes; tenant improvement and work stations designed for the long term, cost effective occupancy by OSHPD.

Funding and Cost Verification

This project is within cost

\$23,024,000 total estimated project costs

\$0 project costs previously allocated

\$23,024,000 project costs to be allocated preliminary plans \$1,132,000, working drawings \$1,158,000 construction \$20,734,000(\$15,016,000 contract, \$1,051,000 contingency, \$1,917,000 A & E, and \$2,750,000 agency retained)

CEQA

The CEQA documentation will be filed during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: October 2003

Approve working drawings: August 2004

Complete construction: May 2006

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

CALIFORNIA CONSERVATION CORPS (3340)
DELTA SERVICE DISTRICT, SAN JOAQUIN COUNTY
Relocate Facility

Authority: Chapter 106/01, Item 3340-301-0001 (3)
Chapter 3/02, Third Extraordinary Session (Section 2)
Chapter 379/02, Item 3340-490-0660 (2)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California Conservation Corps and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the California Conservation Corps and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$13,755,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 4

California Conservation Corps
Delta Service District, Relocate Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project authorizes the construction of a California Conservation Corps (CCC) residential facility to replace the Stockton facility. The new facility will consist of an administration building (2,964 square feet) a warehouse (10,684 square feet), a hazardous materials building (150 square feet), multiple purpose room – kitchen/ dining room (9,000 square feet), dorms (16,300 square feet), an educational and recreation building (10,454 square feet) and paved service areas (20,000 square feet). The facility will be designed to accommodate 111 corpmembers.

Funding and Cost Verification

This project is within cost. \$200,000 of the acquisition costs have been funded through Chapter 106, Statutes of 2001, Item 3340-301-0001 (3) which was appropriated for this purpose. The remaining program costs will be funded through Chapter 3, Statutes of 2002, 3rd Extraordinary Session as reappropriated through Chapter 379, Statutes of 2002, Item 3340-490-0660 (2).

\$12,555,000 total estimated project costs

\$13,755,000 total authorized project costs (after processed reversion)

\$300,000 project costs previously allocated: acquisition (staff work)

\$12,255,000 project costs to be allocated: preliminary plans \$588,000, working drawings \$645,000, construction \$11,022,000 (\$9,402,000 contract, \$470,000 contingency, \$1,150,000 A&E costs)

\$1,400,000 anticipated savings

CEQA

CEQA filing is not yet complete. CEQA will be completed around July 31, 2003.

Other:

- The CCC is being asked to leave the existing site that serves the Delta area and accelerated completion of this project is necessary to ensure the corpmembers are not displaced.
- The CCC will be requesting funding for preliminary plans prior to completing the acquisition phase in order to accelerate the project. The acquisition phase will not be completed until CEQA is completed. In addition, surplus property has been selected as the preferred site. Statues associated with the particular site selected prevent transfer of the site to any state entity until a signed bill that corrects the situation takes affect in January. Preliminary plans will not begin until this this bill takes affect.
- Because the identified site is already State owned, the acquisition will not be coming before the PWB for site selection but due diligence will be performed on the site to ensure the property is appropriate for a Lease Revenue Bond project.
- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in three phases. The first request will be for funds necessary to address the remaining acquisitions costs that have occurred as part of the site selection process and to fund preliminary plan development. The second request will be for working drawings. The final request will be for the construction funding, upon satisfactory completion of working drawings and real estate due diligence.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: September 2003
Approve working drawings: March 2003
Complete construction: November 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET-RYAN AIR ATTACK BASE, RIVERSIDE COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660(6)
Chapter 379/02, Item 3540-301-0660(8.8)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$5,456,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 5

Department of Forestry and Fire Protection
Hemet Ryan Air Attack Base, Replace Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, authorized the acquisition of a long-term lease and tarmac construction work associated with this Lease Revenue Bond Project.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3540-301-0660(6), Budget Act of 2001, appropriated \$3,347,000 for the construction phase of this project and was approved by the PWB for interim financing on January 11, 2002. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, appropriated an additional \$2,109,000 for acquisition of a long-term lease and construction costs.

\$5,786,000 total estimated project costs

\$330,000 project costs previously allocated: preliminary plans \$164,000 and working drawings \$166,000

\$5,456,000 project costs to be allocated: acquisition \$350,000 and construction \$5,106,000 (\$4,384,000 contract; \$219,000 contingencies; and \$503,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2000, and the waiting period expired on June 22, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MANTON FOREST FIRE STATION, TEHAMA COUNTY
Relocate Facility

Authority: Chapter 379/02, Item 3540-301-0660(6)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$1,364,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 6

Department of Forestry and Fire Protection
Manton Forest Fire Station, Relocate Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project authorizes the acquisition of a 5-acre site and construction of a 2,176 sf wood framed living quarters building (8 beds), a 1,696 sf wood framed apparatus building (1 office, 2 bays) a 150 sf fuel building, site work, utilities, paving and all appurtenances.

Funding and Cost Verification

This project is not within cost. Chapter 379/02, Budget Act of 2002, Item 3540-301-0660(6), provides \$1,364,000 for the construction phase of this project. Based on completed working drawings, it is estimated that construction costs exceed the appropriated amount by \$153,000 (11.2 percent construction and 9.3 percent total project). However, because this project has yet to bid, actual construction costs are unknown at this time. As such, it would be premature to recognize a deficit at this time.

\$1,638,000 total authorized project costs

\$1,791,000 total estimated project costs

\$274,000 project costs previously allocated: acquisition \$147,000; preliminary plans \$44,000; working drawings \$83,000

\$1,364,000 project costs to be allocated: construction \$1,364,000 (\$1,146,000 contract, \$57,000 contingency, \$161,000 A&E)

\$153,000 unrecognized deficit \$153,000 (\$145,000 contract and \$8,000 contingency)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 28, 1998, and the waiting period expired August 28, 1998.

Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

Project Schedule

The project schedule is as follows:

Complete construction: May 2004

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 7

UNIVERSITY OF CALIFORNIA (6440)

BERKELEY CAMPUS, ALAMEDA COUNTY

Stanley Quantitative Biosciences and Bioengineering Facility

*Authority: Chapter 3/02, Third Extraordinary Session
Chapter 379/02, Item 6440-302-6028 (1)
Chapter 106/01, Item 6440-302-0574 (1)
Chapter 52/00, Item 6440-301-0001 (1)*

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$22,642,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 7

University of California, Berkeley
Stanley Quantitative Biosciences and Bioengineering Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The Stanley Quantitative Biosciences and Bioengineering Facility project will construct a research laboratory building of approximately 155,000 assignable square feet and 285,000 gross square feet on the Berkeley campus. The building would serve as the Berkeley campus center for the California Institute for Bioengineering, Biotechnology, and Quantitative Biomedical Research (QB3) and would include a special laboratory for a second institute, the Center for Information Technology Research in the Interest of Society (CITRIS). The building will house specialized research laboratories in biochemistry and structural biology; bioengineering; and bioinformatics, along with associated laboratory support and space for administrative, instructional, and logistic support. The project also includes other academic space funded by a combination of campus funds and by the State funded Stanley Hall Seismic Mitigation project.

Funding and Project Cost Verification

\$162,290,000 total estimated project cost.

\$14,490,000 project costs previously allocated: preliminary plans - \$5,787,000 (State funds: General Fund), \$725,000 (campus funds); working drawings - \$6,446,000 (State funds: General Fund), \$1,532,000 (State funds)

\$147,800,000 project costs to be allocated: construction - \$22,642,000 (State funds: lease revenue bonds), \$16,737,000 (State funds), \$87,371,000 (campus funds), \$15,000,000 (campus funds); equipment - \$6,050,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: September 2005

Staff Recommendation: Adopt resolution.

Staff Comments: This project is part of the Institutes of Science and Innovation authorized by Education Code Section 92900 (Chapter 79/00). The authorizing legislation requires the University to provide a 2:1 match of state funds. Therefore, the form of lease defines which portions of this project are financed with the state lease revenue bonds and which portions are being financed with University funding. These leases are in draft form.

BOND ITEM

BOND ITEM – 8

DEPARTMENT OF FOOD AND AGRICULTURE (8570)
RELOCATE: TRUCKEE AGRICULTURAL INSPECTION STATION, NEVADA COUNTY
Construction

Authority: Chapter 106/01, Item 8570-301-0660(2)
Chapter 106/01, Item 8570-301-0042(2)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Food and Agriculture and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement to Transfer Control and Possession of State Owned Real Property between the Department of Food and Agriculture and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$7,686,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 8

Department of Food and Agriculture
Relocate: Truckee Agricultural Inspection Station

Requested Action

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project authorizes the construction of a new Agricultural Border Inspection Station on property near the existing CHP Weigh Station in Truckee. The new station will provide inspection for seven vehicle lanes and three truck lanes. An auxiliary merge lane will be installed for trucks. All lanes will have concrete pavement, with the exception of one future lane that will not be paved. The project consists of a 8,375 gross square feet (gsf) inspection structure and a stand-alone 6,840 gsf truck inspection and detention building. Site work includes grading, paving, fencing, lighting, signage, frangible cartridge type safety barriers, demolition of the existing station, and 920 linear feet AC paving of Union Mills road.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Budget Act of 2001, Items 8570-301-0660(2) and 8570-301-0042(2) provide \$7,686,000 and \$3,500,000 respectively, for a total of \$11,186,000. While the latest working drawings estimate identifies a shortfall of \$615,400 (5.5 percent of the construction phase), it is unknown what the actual cost of construction will be until the project is bid. Therefore, no deficit should be recognized at this time. It should also be noted that because this project is partially funded with State Highway Account (0042) and Lease-Revenue Bonds (0660), only the portion of the project constructed using bond funds is to be included in the description of the bonded project.

\$12,395,000 total estimated project costs

\$1,209,000 project costs previously allocated: study \$439,000, preliminary plans \$237,000 and working drawings \$533,000

\$11,186,000 project costs to be allocated: construction \$11,186,000 (\$10,020,000 contract, \$501,000 contingency and \$665,000 A&E/Other).

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 12, 1999, and the waiting period expired on November 12, 1999.

Project Schedule

The project schedule is as follows:

Complete construction: November 2004

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE PRISON, SAN QUENTIN BUILDING 22, MARIN COUNTY
Seismic Retrofit

Authority: Chapter 52/00, Item 1760-301-0768 (6)
Chapter 106/01, Item 1760-301-0001 (7.6)
Chapter 379/02, Item 1760-301-0768 (10)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 9

Department of General Services
California State Prison, San Quentin Building 22 Retrofit

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project includes the seismic retrofit of the structural system of historic Building 22. The proposed retrofit includes new footings, rock anchors, micropiles, concrete shear walls, roof diaphragm, and joint strengthening. Project includes code compliance modifications and restoration. Temporary relocation from Building 22 will be provided under separate contract.

Funding and Project Cost Verification

This project is not within cost. Chapter 52/00, Item 1760-301-0768 (6), Budget Act of 2000 and Chapter 106/01, Item 1760-301-0001 (7.6), Budget Act of 2001 provides \$1,168,000 for preliminary plans and Chapter 379/02, Item 1760-301-0768 (10) provides \$1,182,000 for working drawings. Although there is no appropriation for construction, the Legislature has recognized the construction costs at \$14,282,000. While the preliminary plans estimate has identified a shortfall of \$1,099,000 (6.6 percent total project), the department has been directed to bring the project within budget during the working drawings phase through value engineering. Therefore, the deficit should not be recognized at this time.

\$17,731,000 total estimated project costs

\$16,632,000 total authorized project costs

\$1,168,000 project costs previously allocated: preliminary plans

\$15,464,000 project costs to be allocated: working drawings \$1,182,000 and construction funds of \$14,282,000 (\$10,365,000 contract, \$726,000 contingency, A&E \$1,491,000, guarding costs of \$1,275,000, and agency retained items {telecom, miscellaneous equipment of \$425,000}) at CCCI 4019.

1,099,000 unrecognized deficit

CEQA

Notice of Determination was filed with the State Clearinghouse on December 6, 2001, and the waiting period expired January 4, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003
Complete construction: June 2005

Staff Recommendation: Approve preliminary plans and direct the department to bring the project within budget during the working drawings phase.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF GENERAL SERVICES (1760)
STATE FLEET ALTERNATE FUEL INFRASTRUCTURES
LOS ANGELES AND SACRAMENTO COUNTY
Fueling Facilities

*Authority: Chapter 52/00, Item 1760-301-0853 (1), as reappropriated by
Chapter 106/01, Item 1760-490-0853 (1), as reappropriated by
Chapter 379/02, Item 1760-490-0853 (1)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

Department of General Services
State Fleet Alternative Fuel Infrastructure
Los Angeles and Sacramento

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for infrastructure components for alternative fuel storage and dispensing including compressed natural gas storage tanks, compressors, pumps, card readers, licensing, permits, connections to utilities CNG lines and environmental impact at the Office of Fleet Administration State Garage's at Los Angeles and Sacramento.

Funding and Cost Verification

This project is within cost.

\$1,885,000 total estimated project costs

\$105,000 project costs previously allocated: preliminary plans

\$1,780,000 project costs to be allocated: working drawings \$183,000 and construction \$1,597,000 (\$1,315,000 contract, \$66,000 contingency, and \$216,000 A & E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2001, and the waiting period expired on March 20, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2003
Complete construction: February 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO STATE PARK, MASON VALLEY RANCH, SAN DIEGO COUNTY
DPR Parcel Number A38701, DGS Parcel Number 10144

Authority: Chapter 379/02, Item 3790-301-6029(6)

a. **Authorize site selection and acquisition consistent with staff analysis**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

Department of General Services
Department of Parks and Recreation
Anza-Borrego State Park, Mason Valley Ranch

Action requested

The requested action will authorize site selection and acquisition consistent with staff analysis.

Scope Description

This project is within scope. Without specifying particular parcels, the Legislature has approved the funding for the purchase of desirable parcels of land that meet the criteria established by the Department of Parks and Recreation's (DPR) acquisition guidelines. This request will authorize site selection and acquisition for the purchase of 842 acres of land surrounded by Anza-Borrego State Park.

Funding and Cost Verification

This project is within cost. Chapter 379 of Budget Act of 2002, Item 3790-301-6029 (6) provides \$40,000,000 for an acquisition programs and there is a sufficient balance remaining in this account to pay the State's share of the project costs (\$907,300). The National Fish and Wildlife Foundation (NFWF) will contribute an additional \$50,000 towards this acquisition. Further the Anza-Borrego Foundation will provide a \$250,000 donation. The property can be acquired in accordance with Legislative intent by supplementing the private donations with funds from Chapter 379 of Budget Act 2002, Item 3790-301-6029(6).

\$907,300 total estimated project costs

\$500 project costs previously allocated: Department of General Services appraisal review

\$906,800 project costs to be allocated: \$900,000 acquisition, and approximately \$6,800 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 21, 2002, and the waiting period expired on November 25, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Anza Borrego State Park Mason Valley Ranch property on November 21, 2002. The acquisition consists of two parcels (Rodriguez Canyon and North Parcel) comprising 842 acres. The Rodriguez property is undeveloped except for the following: a concrete cistern with metal pipe running to a concrete water tank, a concrete block building (Turkey Ranch shack, approximately 8' x 12'), power lines (utility easement) and a small amount of wood and metal debris. The North property is undeveloped except for the following: concrete slab, rock alignments and rock walls. Both historic and prehistoric cultural resources are found on the North property consisting of an old Work Program Administration (WPA), California Conservation Corps (CCC) site and bedrock mortars with associated lithic and ceramic scatter. There are no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., that would raise a concern for migration of hazardous materials. Given the current condition of the subject property and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of fee title to the State free and clear of any liens.
- There is no implied dedication on the property.
- DPR estimates that the need for 5 PY's and \$1,152,000 for personal services and operating expenses which includes \$610,000 for one-time costs including baseline resource studies, equipment, and immediate public use items such as signage, trails and fences. Staffing will provide for resource protection, visitor services and maintenance. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR does not have the resources to address the costs of full public access. Although an augmentation request would be evaluated through the normal budget process, Department of Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.
- Acquisition of this property involves the acceptance of a gift. Escrow will not close until the DPR receives approval for this gift.
- The property is vacant and unimproved.

Staff Recommendation: **Authorize site selection and acquisition consistent with the staff analysis.**

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)
DELANO II, OFFSITE MITIGATION PROPERTY FOR THE USFWS
KERN COUNTY
Project Number COR-053, DGS Parcel 10119

Authority: Government Code Section 15819.295, Section 3

- a. **Authorize site selection and acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

Department of General Services
Department of Corrections
Delano II, Offsite Mitigation Property for the USFWS

Action requested

The requested action will authorize site selection and acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project provides for acquisition of real property, site studies, environmental studies, master planning, preliminary plans, and working drawings needed to construct the proposed Delano II prison facility. Memorandum of Agreement between California Department of Corrections (CDC) and the United States Fish and Wildlife Service (USFWS) identifies project mitigation requirements to comply with the Endangered Species Act. The project requires acquisition of habitat land suitable for the conservation of the San Joaquin kit fox and the Tipton kangaroo rat. The site selected is located west of Corcoran Rd. and adjacent north of the Kern National Wildlife Refuge in north Kern County approximately 20 miles west of the planned Delano II prison facility. The site is comprised of two contiguous parcels consisting of approximately 630 acres (478± acres & 152± acres) with both parcels being under the same ownership. At the September, 2002 PWB hearing, the Department of Corrections received approval for site selection of the 478± acres of the proposed 630± acres. The owner of the original site selected was unwilling to convey one parcel of 478± acres, which would sever the owner's other parcel of 152± acres. This request will authorize site selection of approximately 152 acres and acquisition of approximately 630 acres.

Funding and Cost Verification

This project is within cost. Government Code Section 15819.295, Section 3, provides \$24.0 million for land acquisition and construction of the proposed Delano II prison facility. The

property for habitat mitigation can be acquired within the funds available and in accordance with the intent of the Legislature.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2003.

Condition of Property

On August 12, 2002, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a Site Condition Survey on the 478± property located immediately north of the North Kern National Wildlife Refuge. The property is to be used for offsite mitigation for the Delano State Prison project. ESS staff was accompanied on the survey by Dave Hart, Supervisor of the North Kern National Wildlife Refuge. During that day, we also observed the 152± acres located immediately northeast of the 478± acre property. This property is referred to as the Delano 2 offsite mitigation property totaling approximately 630 acres. The 630± acre site is a flat arid property that has and continues to be used as grazing land. No other uses of the property were observed. On the north and west sides of the property a berm and containment ditch are located which are features of an evaporation pond complex for agricultural drainage water. The property is not affected by this complex. Native Xeriphytic vegetation exists on the property with scattered non-native tamarisks. Endangered species in the area include the San Joaquin Kit Fox, Blunt-nosed Leopard Lizard, & Tipton Kangaroo Rat. No evidence of dumping, hazardous waste or other environmental constraints were observed. Based on this Site Condition survey, a Phase I site assessment is not recommended.

Other:

- The purchase price does not exceed estimated fair market value as determined by a Department of General Services approved appraisal.
- The Department of Corrections is not aware of any lawsuits pending concerning the property.
- There is no relocation assistance involved with this project.
- Findings of Fact and Statement of Overriding Considerations from the Environmental Impact Report specifies this mitigation requirement for the project.
- The property will be conveyed to the United States Fish and Wildlife Service after acquisition, to be managed as part of the Kern National Wildlife Refuge.

Staff Recommendation: **Authorize site selection and acquisition consistent with the staff analysis.**

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE UNIVERSITY NORTHRIDGE (6610)
PRAIRIE STREET SCHOOL, ZELZAH COURT PROPERTY EXCHANGE
COUNTY OF LOS ANGELES
Project Number CSU001X, DGS Parcel Number 10120

Authority: Chapter 726/01, Section 1

- a. **Authorize acquisition consistent with the staff analysis**

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 13

Department of General Services
California State University, Northridge
Prairie Street School, Zelzah Court Property Exchange

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project authorizes acquisition of the Prairie Street Elementary School site consisting of approximately 8.5 acres in exchange for a portion of the California State University, Northridge (CSUN) campus consisting of approximately 5 acres. The property to be acquired is owned by the Los Angeles Unified School District (LAUSD) and is adjacent to the CSUN campus. The site is improved with an unused LAUSD elementary school, which is currently used by the District for storage and parking.

Funding and Cost Verification

This project is within cost. Chapter 726, Statutes of 2001, Section 1 provides for the exchange of state owned land for the property to be acquired. The legislation provides that any funds received from the transaction authorized by the bill would be appropriated to the Trustees for expenditure, without regard to fiscal year, for construction and capital development of projects that are eligible for state support, following approval by the Department of Finance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2002, and the waiting period expired on October 4, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2002.

Condition of Property

The Department of General Services, Environmental Services Section (ESS) staff conducted a site visit on August 2, 2002, of the Prairie Street/Zelzah Court, Northridge site, located at 17930 Prairie Street, Northridge, Los Angeles County. No due diligence issues were noted that would prevent the site acquisition. Staff also reviewed a formal Preliminary Site Assessment, Phase I, completed for the California State University, Northridge, December 2000. Based on a review of the Phase I report and the site visit, ESS staff believe there are no unknown environmental hazards.

Other:

- The State Public Works Board approved the project for site selection on September 13, 2002.
- There is no relocation assistance involved with this project.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF PARKS AND RECREATION (3790)
LA PURISIMA MISSION STATE HISTORIC PARK, SANTA BARBARA COUNTY
Visitor Center

Authority: Chapter 52/00, Item 3790-302-0005 (39)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

Department of Parks and Recreation
La Purisima Mission State Historic Park, Santa Barbara County
Visitor Center

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project was added to the 2000 Budget Act by the Legislature with no defined scope. Subsequently, the project was defined by the Department of Parks and Recreation (DPR) as the design of an entire visitor center complex and the construction of a visitor center buildings of approximately 11,000 square feet (including space for a lobby/contact area, conference room, multi-purpose room/theater, kitchen, storage, exhibit area, exhibit control room, library, archive room, docent ready/storage room, gift shop, front office, restrooms and mechanical room), accessible walkways, erosion control, utilities, and equipment.

Funding and Cost Verification

This project is within cost.

\$3,000,000 total estimated project costs

\$229,000 project costs previously allocated: preliminary plans

\$2,771,000 project costs to be allocated: working drawings \$278,000, construction \$2,465,000 (\$2,148,000 contract, \$107,000 contingency, \$184,000 A&E costs \$26,000 agency retained items), and equipment \$28,000 at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 12, 2002, and the waiting period expired on December 12, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2003

Complete construction: April 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 15

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
California NanoSystems Institute Court of Sciences Building

Authority: Chapter 3/02, Third Extraordinary Session
Chapter 52/00, Item 6440-301-0001 (1)

- a. **Approve project scope and cost**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

University of California, Los Angeles
California NanoSystems Institute Court of Sciences Building

Action requested

The action requested will approve project scope and cost.

Scope Description

CNSI Court of Sciences Building Project will construct a research laboratory building of approximately 117,652 assignable square feet (174,103 gross square feet). The building would serve as the Los Angeles campus center for the California NanoSystems Institute and as the Institute's headquarters. The building will house wet and dry research laboratories and shared support facilities designed for basic and applied multidisciplinary nanosystems research in chemistry, biology, physics and engineering; a fabrication facility, technology transfer laboratories and specialized laboratories; a vivarium; data center; auditorium and meeting rooms; research offices for faculty, post-doctoral students, graduate students, and visiting scholars from both industry and national labs; and the Institute's administrative offices.

Funding and Project Cost Verification

\$149,100,000 total estimated project costs

\$4,419,000 project costs previously allocated: preliminary plans

\$144,681,000 project costs to be allocated: working drawings - \$4,913,000 (State funds: General Fund); construction - \$37,968,000 (State funds: lease revenue bonds), \$50,000,000 (campus funds); equipment - \$375,000 (State funds: General Fund), \$13,500,000 (State funds: lease revenue bonds), \$37,925,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2003

Complete construction: February 2005

Staff Recommendation: Approve project scope and cost.

CONSENT ITEM

CONSENT ITEM – 16

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
California NanoSystems Institute Building at Santa Barbara

Authority: Chapter 3/02, Third Extraordinary Session
Chapter 52/00, Item 6440-301-0001 (1)

- a. **Approve project scope and cost**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

University of California, Santa Barbara
California NanoSystems Institute Building at Santa Barbara

Action requested

The action requested will approve project scope and cost.

Scope Description

The California NanoSystems Institute Building at Santa Barbara project will construct a research laboratory building of approximately 61,064 assignable square feet (109,042 overall gross square feet). The building would serve as the Santa Barbara campus center for the California NanoSystems Institute. The building will house specialized core research laboratories in imaging, spectroscopy, and bio-nanofabrication, along with associated laboratory support and space for administrative, instructional, and logistic support. The project also includes digital media laboratories and associated support facilities.

Funding and Project Cost Verification

\$74,920,000 total estimated project costs

\$3,715,000 project costs previously allocated: preliminary plans - \$1,595,000 (general fund), \$620,000 (campus funds); equipment - \$1,500,000 (campus funds)

\$71,205,000 project costs to be allocated: working drawings - \$1,921,000 (general fund), \$496,000 (campus funds); construction - \$30,684,000 (State funds: lease revenue bonds), \$17,000,000 (campus funds), \$684,000 (campus funds); equipment - \$20,420,000 (campus funds)

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2003
Complete construction:	January 2006

Staff Recommendation: Approve project scope and cost.

CONSENT ITEM

CONSENT ITEM – 17

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Hillcrest Building Systems Improvements

Authority: Chapter 52/00, Item 6440-301-0001 (2)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

University of California, San Diego
Hillcrest Building Systems Improvements

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Hillcrest Building Systems Improvements will provide necessary improvements to existing building systems at the University of California San Diego Medical Center (UCSDMC) Hillcrest. The project will upgrade five main systems: 1) replace sewer and waste pipes within the building; 2) replace elevator controllers, selectors, and motor-generated sets as well as improve accessibility and provide general car upgrades to meet current codes; 3) repairs and selective replacement to air handling units and provide wiring for connection to the emergency power system; 4) repairs and selective replacement to the building steam condensate system components; and 5) install automatic fire sprinklers throughout the building.

Funding and Cost Verification

This project is within cost.

\$16,494,000 total estimated project costs

\$980,000 project costs previously allocated: preliminary plans

\$15,514,000 project costs to be allocated: working drawings \$760,000 (State funds), construction funds \$14,754,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: December 2002

Complete construction: June 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 18

CALIFORNIA COMMUNITY COLLEGES (6870)
PALO VERDE COLLEGE DISTRICT
PALO VERDE COLLEGE, RIVERSIDE COUNTY
Technology Building, Phase 2

Authority: Chapter 891/01, Item 6870-301-0574 (b)(12)
Chapter 379/02, Item 6870-301-6028 (33)

- a. Approve preliminary plans
- b. Recognize future cost increase **\$491,000**
(7.2 percent construction phase)
(5.8 percent of total project)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

California Community Colleges, Palo Verde College, Technology Building, Phase 2

Action Requested

The requested action will approve preliminary plans and recognize a future cost increase.

Scope Description

This project is within scope. This project constructs a 19,500 asf technology building with 15,211 asf laboratory space for trades, 884 asf for offices, and 3,425 asf for media services. The project as originally submitted was under funded for site development costs associated with erosion control.

Funding and Project Cost Verification

This project is not within cost. This project request includes a recognized future construction cost increase of \$491,000 (7.75 percent of construction). This amount has been included as an adjustment in the 2003-04 Governor's Budget.

\$8,419,000 total estimated project costs

\$292,000 project costs previously allocated: preliminary plans

\$8,127,000 project costs to be allocated: working drawings \$246,000; construction \$6,820,000 (\$6,111,000 contracts, \$306,000 contingency, \$403,000 administration, testing, inspection) at CCCI 4019, and equipment \$1,061,000 at EI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 1997, and the waiting period expired on July 12, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: September 2005

Staff Recommendation: Approve preliminary plans and recognize future cost increase.

CONSENT ITEM

CONSENT ITEM – 19

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN LUIS OBISPO COUNTY COLLEGE DISTRICT
CUESTA COLLEGE, SAN LUIS OBISPO COUNTY
Theater Arts Building

Authority: Chapter 891/01, Item 6870-301-0574 (b)(16)
Chapter 379/02, Item 6870-301-6028 (42)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

California Community Colleges, Cuesta College, Theater Arts Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 24,193 asf theater arts building with 199 asf office and 23,994 asf for theater arts space.

Funding and Project Cost Verification

This project is within cost.

\$12,534,000 total estimated project costs

\$472,000 project costs previously allocated: preliminary plans

\$12,062,000 project costs to be allocated: working drawings \$397,000; construction \$10,215,000 (\$9,195,000 contracts, \$460,000 contingency, \$560,000 administration, testing, inspection) at CCCI 4019, and equipment \$1,450,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 14, 2002, and the waiting period expired on September 15, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: September 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 20

CALIFORNIA COMMUNITY COLLEGES (6870)
SEQUOIAS COLLEGE DISTRICT
COLLEGE OF THE SEQUOIAS, TULARE COUNTY
Science Center

Authority: Chapter 891/01, Item 6870-301-0574 (b)(18)
Chapter 379/02, Item 6870-301-6028 (49)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 20

California Community Colleges, College of the Sequoias, Science Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 25,110 asf science center with 19,170 asf laboratory, 3,180 asf office and 2,760 asf lecture spaces. The existing social science building and bookstore will be demolished to make room for the new building (bookstore demolition is funded at district expense). Upon completion of the new facility, the existing biology/life sciences building will also be demolished.

Funding and Project Cost Verification

This project is within cost.

\$11,447,000 total estimated project costs

\$471,000 project costs previously allocated: preliminary plans

\$10,976,000 project costs to be allocated: working drawings \$390,000; construction \$10,057,000 (\$9,061,000 contracts, \$453,000 contingency, \$543,000 administration, testing, inspection) at CCCI 4019, and equipment \$529,000 at EI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 25, 1997, and the waiting period expired on April 24, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: September 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 21

DEPARTMENT OF FOOD AND AGRICULTURE (8570)
DORRIS AGRICULTURAL INSPECTION STATION, SISKIYOU COUNTY
Relocate Facility

Authority: Chapter 52/00 Item 8570-301-0042(1)
Chapter 106/01 Item 8570-301-0042(1)

a. Approve augmentation \$20,000
(12.5 percent of total appropriation)
(1.9 percent of total project costs)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

Department of Food and Agriculture
Dorris Agricultural Inspection Station, Relocate Facility

Action requested

The requested action will approve an augmentation for the project.

Scope Description

This project is within scope. The authorized project includes site acquisition and the relocation of the existing Agricultural Inspection Station. The new station will include a 2,002+/- square foot Administration Building, a 3,154+/- square foot Drive-thru Vehicle Inspection Bay structure, a 4,456+/- square foot Truck Inspection Building, and site work. The station will have 4 vehicle lanes and 2 truck lanes. Site work consists of crash cushions, guardrails, specialized lighting, and specialized signage.

Funding and Cost Verification

This project is not within cost. Item 8570-301-0042(1), Budget Act of 2000, appropriated \$425,000 for the acquisition phase of this project and Item 8570-301-0042(1), Budget Act of 2001, appropriated a combined sum of \$672,000 for preliminary plans (\$279,000) and working drawings (\$393,000). Subsequently, Item 8570-301-0042(1), Budget Act of 2002, appropriated \$444,000 for working drawings and the previous appropriation for working drawings reverted.

Following a lengthy investigation of four possible sites, a parcel of Bureau of Land Management land was selected and consequently approved for acquisition by the State Public Works Board (PWB) in July 2001. During the Acquisition phase, an augmentation for \$60,000 was approved by the PWB in March 2002 to cover the unanticipated costs for drilling a water “test” well. This test well was needed to confirm the availability of sufficient quantities of potable water, mandated for acquisition approval by the PWB. It was originally thought that drilling from 900 to 1100 feet would produce sufficient water, however, due to local conditions, it was necessary to

drill an additional 450 feet. The additional drilling and casing costs were \$20,000 above the original estimate. Acquisition funds budgeted for staff costs were used to cover the additional costs for the well. By using the existing appropriation to continue drilling the test well, the State was able to avoid significant demobilization and remobilization costs as well as potentially serious delays to the project schedule. However, as a result an augmentation of \$20,000 is needed to cover staff costs necessary to complete the acquisition phase. It should be noted that an augmentation of \$64,000 for preliminary plans was approved by the PWB in June 2002, which brings the cumulative augmentation to \$144,000, which is 12.5 percent of the \$1,148,000 total appropriations to date. This augmentation would represent a 1.9 percent augmentation of the total approved project once construction funds are appropriated (\$7,583,000). A 20-day letter was sent to the legislature on November 20, 2002, without comment.

\$7,583,000	total approved project costs
\$7,727,000	total estimated project costs
\$704,000	project costs previously allocated: acquisition \$425,000, preliminary plans, \$279,000
\$6,879,000	project costs to be allocated: working drawings \$444,000 and construction \$6,435,000 (\$5,468,000 contract, \$273,000 contingency, \$844,000 A&E and other project costs)
\$124,000	previous augmentations: acquisition \$60,000 and preliminary plans \$64,000
\$20,000	requested augmentation

CEQA

A Negative Declaration is being developed by DGS-RES-Environmental Services.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	March 2003
Approve working drawings:	April 2004
Complete construction:	December 2005

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 22

MILITARY DEPARTMENT (8940)

Los Alamitos Airfield Lighting and Power Distribution

*Authority: Chapter 106/01, Item 8940-301-0001 (7)
Chapter 379/02, Item 8940-301-0001 (3)*

a. **Approve preliminary plans**

b. **Approve augmentation** **\$126,500**
(19.9 percent of total appropriation)
(1.4 percent of total project costs)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 22

Military Department
Los Alamitos Airfield Lighting and Power Distribution

Action Requested

The requested action will approve preliminary plans and an augmentation for this project.

Scope Description

This project is within scope. The project consist of replacement of the electrical power substation and all high- and low-voltage lines, with required transformers, conduit, and switching as necessary to serve the airfield electrical distribution system. The airfield lighting for the runways and taxiways will also be replaced.

Funding and Project Cost Verification

This project is not within cost. Chapter 106, Budget Act of 2001, Item 8940-301-0001 (7) provided \$183,000 for preliminary plans and Chapter 379, Budget Act of 2002, Item 8940-301-0001 (3) provided \$450,000 for working drawings. Due to a technical error, the wrong amount was entered to the Budget Act for the working drawings phase. To correct this error it is necessary to augment this phase of the project by \$126,500, which is 19.9 percent of the total appropriation to date. This augmentation would represent a 1.4 percent augmentation of the total approved project once construction funds are appropriated (\$9,021,500). A 20-day letter was sent to the Legislature on November 22, 2002, without comment.

\$9,021,500 total estimated project cost.

\$183,000 project costs previously allocated: preliminary plans

\$8,838,500 project costs to be allocated: working drawing \$576,500, construction
\$8,262,000 (\$7,057,000 contract, \$494,000 contingency, \$711,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 21, 2002, and the waiting period expired on November 25, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: November 2004

Staff Recommendation: Approve preliminary plans, release of working drawings funds, and an augmentation.

ACTION ITEM

ACTION ITEM – 23

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MOTOR VEHICLES (2740)
SOUTH SACRAMENTO FIELD OFFICE REPLACEMENT, SACRAMENTO COUNTY
DMV Project Number 116, DGS Parcel Number 10049

Authority: Chapter 106/01, Item 2740-301-0044(4.5)

a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 23

Department of General Services
Department of Motor Vehicles
South Sacramento Field Office Replacement

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility in the City of Sacramento. The acquisition phase of the project includes acquiring fee simple interest in an unimproved parcel of approximately 3 acres within the existing Department of Motor Vehicle (DMV) service area.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 2740-301-0044 (4.5) provided \$942,000 for acquisition, and Chapter 379, Budget Act of 2002, Item 2740-301-0044 (4) provided \$760,000 for preliminary plans and working drawings. The property can be acquired with the funds available and in accordance with Legislative intent.

\$7,556,000 total estimated project costs

\$1,702,000 project costs previously allocated: \$942,000 acquisition, \$360,000 preliminary plans, and \$400,000 working drawings

\$5,854,000 project costs to be allocated: construction \$5,854,000 (includes contract \$4,823,000, contingency \$240,000, project administration \$605,000, and agency retained items \$186,000)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 25, 2002, and the waiting period will expire on December 24, 2002.

Project Schedule

The anticipated close of escrow is December 2002.

Condition of Property

Department of General Services (DGS) Environmental Services Section (ESS) staff reviewed a Preliminary Site Assessment, Phase I that was completed in December of 1999 by AEI. The Phase I was prepared in conformance with American Society for Testing Materials (ASTM) standards. The Phase I did not identify any evidence of recognized environmental conditions associated with the subject property. The site had been historically used for agricultural purposes.

ESS staff conducted a site visit on September 9, 2002, and found no visible evidence of hazardous waste that would indicate future remediation costs to the State. However, because the subject property is proximate to State Highway 99, ESS staff recommended the testing of soil samples for the presence of lead contamination. Soil samples were analyzed for both lead and herbicides (because of the prior agricultural use), and the test results indicated that the contaminants of concern were below the Environmental Protection Agency's preliminary remediation goals.

Other:

- The State Public Works Board approved this project for site selection on February 8, 2002.
- The proposed site meets the location requirements of DMV.
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: **Authorize acquisition pending expiration of the CEQA waiting period.**

ACTION ITEM

ACTION ITEM – 24

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CALAVERAS BIG TREES STATE PARK, CALAVERAS COUNTY
DPR Parcel Numbers A38301, DGS Parcel Number 10134

Authority: Chapter 52/00, Item 3790-301-0001(7)

a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 24

Department of General Services
Department of Parks and Recreation
Calaveras Big Trees State Park

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding from the General Fund for Inholding acquisitions at existing state parks. This request will authorize site selection of fee simple interest in approximately 1.0 acre within the perimeter of the Calaveras Big Trees State Park. This small acquisition will eliminate problems associated with private ownership within the park and the passage of time will result in the area returning to its natural state.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0001(7) provides funding to purchase in holdings to the State Park System. The property can be acquired within the funds available and in accordance with Legislative intent.

\$13,050 total project costs

\$2,500 project costs previously allocated: (DGS staff costs)

\$10,550 project costs to be allocated: \$10,000 acquisition and approximately \$550 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2002, and the waiting period expired on March 7, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in December of 2002.

Condition of Property

Department of General Services (DGS) Environmental Services Section (ESS) staff conducted a site visit to the Calaveras Big Trees property, located in Calaveras County, California, near Big Trees State Park on September 26, 2002. The site contains a log cabin built by the current landowner, one outbuilding, and a wood platform that was most likely the base of an old outhouse. No hazardous wastes or uncontained hazardous materials were found on site other than household trash, e.g., paint cans, glass jugs, old furniture, etc. These materials could be readily cleaned up and disposed of at a household hazardous waste collection facility. No utilities, i.e., electric, gas, water, etc., have been added to the site. The surrounding parcels are undeveloped and do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials. Given the current condition of the subject property, its prior land use, and the unimproved state of the surrounding parcels, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials (other than the aforementioned household waste) were observed during the site visit and the property is compatible with the proposed future use.

Other:

- November 8, 2002, the Board authorized site selection of this parcel.
- The Department of Parks and Recreation (DPR) and DGS have worked with the seller to develop language that protects the property from certain types of development but does not cause the value of the land to be less than the purchase price. This language also permits the DPR to use the property for its intended purpose. Specifically, the use restriction states, "the property shall be held in trust for purposes that are not inconsistent with the use and preservation thereof for public park purposes provided that the owner may grant concessions, franchises, easements, and leases upon said property for purposes consistent with the use and preservation thereof for public park purposes".
- The purchase price does not exceed the estimated fair market value as determined by a DGS approved appraisal. The appraisal has taken into consideration the use restrictions affect on the land value.
- The DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is improved with an old cabin and storage/outhouse building, and DPR plans to demolish the structures in the future.
- There is no relocation assistance involved with this project.
- There will be no additional expenses for the immediate public use of the acquisition.
- Future staffing pertaining to this property will be absorbed within DPR's existing support budget.

Staff Recommendation: **Authorize acquisition consistent with the staff analysis.**

ACTION ITEM

ACTION ITEM – 25

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA CORRECTIONAL INSTITUTION, TEHACHAPI, KERN COUNTY
Wastewater Treatment Plant Renovation

Authority: Chapter 282/97, Item 5240-001-0001 (a)
Chapter 324/98, Item 5240-301-0001 (2.2)
Chapter 50/99, Item 5240-301-0001 (2)

- a. Approve project termination
- b. Approve reversion of funds \$10,211,000

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 25

Department of Corrections
California Correctional Institution, Tehachapi, Kern County
Wastewater Treatment Plant Renovation

Action Requested

The requested action will approve project termination and the reversion of funds.

Scope Description

This project is not within scope. The project consists of replacing the existing primary treatment headworks and renovating the secondary treatment aeration system, improving the disposal system to provide additional storage area, and a new disinfecting system to export treated effluent to adjacent farming operations. Design and subsequent inclusion of tertiary holding pond liners is within the intended scope of the project. A 20-day letter was sent to the Legislature on November 22, 2002, without comment.

Funding and Project Cost Verification

This project is not within cost. The construction estimate delineated in the Supplemental Report Language (SRL) Budget Act of 1999, was \$10,261,000. The Department of General Services (DGS) bid estimate with fees was \$15,743,000, which is 53.4% (or 49.0% of total project cost) above the 1999 general fund appropriation. The increased cost is beyond the augmentation statute of 20 percent. A notification to the legislature for future cost increases has been submitted and the Department will seek a new bond fund construction appropriation in the 2003-2004 governor's budget at the DGS October construction bid estimate. Pursuant to Department of Finance direction, \$50,000 of the \$10,261,000 1999 general fund appropriation will be retained by the DGS for due diligence activities required for bond funded projects, bentonite testing, and contract administration.

\$16,813,000 total estimated project costs reflecting construction bid estimate

\$1,020,000 project costs previously allocated: study (\$200,000), preliminary plans (\$336,000) and working drawings (\$484,000), working drawings augmentation (\$12,000)

\$10,261,000 project costs to be allocated for construction (contract: \$8,876,000, contingency \$621,000, project administration \$692,000, agency retained \$72,000)

\$50,000 Due diligence for future bond appropriation (\$25,000), bentonite testing (\$14,000), contract administration (\$11,000)

\$5,482,000 Increase to construction phase via the construction bid estimate

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 1999, and the waiting period expired on April 19, 1999.

Project Schedule

The project schedule is as follows:

Complete construction: March 2004

Staff Recommendation: Approve project termination and reversion of funds.

OTHER BUSINESS

REPORTABLES

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary